

CITY OF MONTEREY PARK
DESIGN REVIEW BOARD AGENDA

REGULAR MEETING

**Monterey Park City Hall Council Chambers
320 West Newmark Avenue
Monterey Park, CA 91754**

**TUESDAY
FEBRUARY 16, 2016
7:00 PM**

MISSION STATEMENT

**The mission of the City of Monterey Park is to provide excellent services
to enhance the quality of life for our entire community.**

Staff reports, writings, or other materials related to an item on this Agenda, which are distributed to the Design Review Board less than 72 hours before this scheduled meeting are available for public inspection in the City Clerk's Office located at 320 West Newmark Avenue, Monterey Park, CA 91754, during normal business hours. Such staff reports, writings, or other materials are also on the City's website subject to staff's ability to post the materials before the meeting. The City's website is located at <http://ci.monterey-park.ca.us/home/index.asp>. Copies of staff reports and/or written documents pertaining to any item on the Agenda are on file in the Community and Economic Development Department – Planning Division and are available for public inspection during regular business hours.

PUBLIC COMMENTS ON AGENDA ITEMS

For members of the public wishing to address the Design Review Board regarding any item on this Agenda, including Oral Communications, please fill out a speaker card and return it to Planning staff before the announcement of the Agenda Item.

Speakers are provided five (5) minutes per individual on each published agenda item. Individual speakers may consolidate time with another speaker's time; the total consolidated time cannot exceed two (2) minutes per speaker giving up time. However in the interest of ensuring that all members of the Public have an equal opportunity to participate, a single speaker cannot speak for more than ten (10) minutes on an individual Agenda item. If there are a large number of speakers on a particular agenda item, the Chairperson, as confirmed by the Design Review Board, may reduce the amount of time allotted to each speaker or limit the total amount time allowed for speakers to address the agenda item. At the conclusion of that period of time, the speaker will be asked to please conclude their remarks so that the next speaker may begin their comments.

In accordance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please call City Hall, (626) 307-1359. Please notify the Community and Economic Development Department twenty-four hours prior to the meeting so that reasonable arrangements can be made to ensure availability of audio equipment for the hearing impaired. Council Chambers are wheelchair accessible.

CALL TO ORDER – Chair Allen Wong

ROLL CALL – Vice-Chair Wally Tsui, Member Eric Brossy de Dios, Joseph C. Reichenberger and Celeste Morris Nguyen

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS

ORAL AND WRITTEN COMMUNICATIONS

MINUTES – None

[1.] UNFINISHED BUSINESS – None

[2.] NEW BUSINESS

2-A. TIME EXTENSION TO ALLOW FOR A COMMERCIAL EXTERIOR REMODEL WITH INCREASE IN SQUARE FOOTAGE AND MASTER SIGN PROGRAM – 2328 SOUTH GARFIELD AVENUE (DRB-14-10)

The applicant, Pamela Lieu, is requesting approval for a one-year time extension for Design Review Board (DRB-14-10) application to allow for an exterior remodel with increase in square footage and a Master Sign Program at 2328 South Garfield Avenue in the N-S (Neighborhood Shopping) Zone.

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under § 15301, Class 1 (Existing Facilities) and § 15311, Class 11(a) (Accessory Structures) for the installation of an on-premise sign.

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approving the requested Time Extension (EX-16-01) application, subject to conditions of approval contained therein; and
- (5) Taking such additional, related, action that may be desirable.

2-B. ADDITION TO SINGLE-FAMILY RESIDENTIAL DWELLING GREATER THAN 2,000 SQUARE FEET – 1191 BRANHAM STREET (DRB-16-02)

The applicant, Victor Aguilar, is requesting design review board approval for a 646 square foot second floor addition at 1191 Branham Street in the R-1 (Single-Family Residential) Zone.

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under § 15303, Class 3 (New Construction or Conversion of Small Structures).

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approving the requested Design Review Board (DRB-16-02) application, subject to conditions of approval contained therein; and
- (5) Taking such additional, related, action that may be desirable.

2-C. NEW 2-STORY SINGLE-FAMILY RESIDENTIAL DWELLING WITH AN ATTACHED 3-CAR GARAGE – 332 YNEZ AVENUE (DRB-16-03)

The applicant, Tony Liang and Arisa Lee, are requesting design review board approval for the construction of a new 2-story single-family residential dwelling with an attached 3-car garage at 332 Ynez Avenue in the R-1 (Single-Family Residential) Zone.

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under § 15303, Class 3 New Construction or Conversion of Small Structures.

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;

- (4) Approving the requested Design Review Board (DRB-16-03) application, subject to conditions of approval contained therein; and
- (5) Taking such additional, related, action that may be desirable.

[3.] BOARD MEMBERS COMMUNICATIONS AND MATTERS

[4.] ITEMS FROM STAFF

ADJOURN:

To the next regularly scheduled meeting on March 1, 2016.

APPROVED BY:

MICHAEL A. HUNTLEY	
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Design Review Board Staff Report

DATE: February 16, 2016

AGENDA ITEM NO: 2-A

TO: Design Review Board

FROM: Michael A. Huntley, Community and Economic Development Director

BY: Harald Luna, Assistant Planner

SUBJECT: Time Extension (EX-16-01) to allow for a commercial exterior remodel with increase in square footage and master sign program – 2328 South Garfield Avenue (DRB-14-10)

RECOMMENDATION:

It is recommended that the Design Review Board consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approve the requested Time Extension (EX-16-01) application, subject to conditions of approval contained therein; and
- (5) Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

The applicant, Pamela Lieu, on behalf of the property owner, Gin Lieu, is requesting approval for a one-year time extension for Design Review Board (DRB-14-10) application to allow for an exterior remodel with increased square footage and a Master Sign Program for an existing multi-unit commercial building located at 2328 South Garfield Avenue. The property is zoned N-S (Neighborhood Shopping) and designated Commercial in the General Plan.

The request is necessary because the original approval expires on February 17, 2016, one-year from the effective date of approval. According to Monterey Park Municipal Code (MPMC) § 21.36.140, the Design Review Board, upon good cause of the applicant, may extend the life of the project once for a period not to exceed one-year. According to the letter submitted by the applicant, dated February 2, 2016, the applicant has submitted construction drawings to the Building and Safety Division and due to the unforeseen corrections to the construction drawings, the property owner requires additional time to complete the corrections and to obtain permits to commence the work.

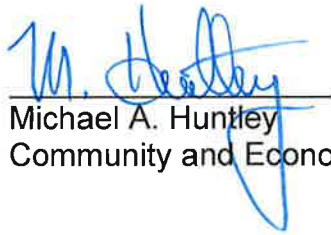
CONCLUSION:

Staff reviewed the time extension application and believes the scope of work warrants the requested one-year time extension.

Environmental Assessment

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under § 15301 Class 1 categorical exemption (Existing Facilities) and § 15311, Class 11(a) (Accessory Structures) for the installation of an on-premise sign.

Respectfully submitted,



Michael A. Huntley
Community and Economic Development Director

Attachments:

- Exhibit A: Time extension letter, dated February 2, 2016
- Exhibit B: Design Review Board Staff Report, dated February 17, 2015
- Exhibit C: Conditions of Approval
- Exhibit D: Color elevations
- Exhibit E: Site photographs

EXHIBIT A

Time extension letter, dated February 2, 2016

Request Letter for Extension

February 2nd, 2016

To Whom It May Concern:

I am writing this letter to kindly request for a 12 month extension for design review and remodel at 2328 S. Garfield Avenue. As of now, our team has resubmitted our plans to the Building department on December 14th after the first round of corrections. Since the project is at a very old building, there are no previous plans or blueprints of the building available and my team and I have come across several issues and unforeseen dilemmas in regards to renovating the space to fit the design we proposed. The process of coming to consensus and figuring out all elements dealing with design for the exterior building remodel for the entire 5 unit building as well as the interior design and remodel of the Kitchen and Dining space in Units A and B has been lengthy process and has taken longer than expected. Our team wanted to be very thorough with all the structural, design and building details before resubmitting the second time to avoid any major issues down the road. Hopefully once the plans come back, we can start moving this project along without any other delays.

If you have any questions, comments or concerns, Please feel free to contact me at (626) 235 1386 or at my email: pamela@ap-techinc.com. Thank you.

Best Regards,



Gin Lieu
Building Owner



Pamela Lieu
Applicant

RECEIVED

FEB 04 2016

CITY OF MONTEREY PARK
COMMUNITY DEVELOPMENT DEPT

EXHIBIT B

Design Review Board Staff Report, dated February 17, 2015



Design Review Board Staff Report

DATE: February 17, 2015

AGENDA ITEM NO: 2-A

TO: Design Review Board
FROM: Michael A. Huntley, Community and Economic Development Director
BY: Harald Luna, Assistant Planner
SUBJECT: Exterior Remodel with Increase in Square Footage and Master Sign Program – 2328 South Garfield Avenue (DRB-14-10)

RECOMMENDATION:

It is recommended that the Design Review Board consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approve the requested Design Review Board (DRB-14-10), subject to conditions of approval contained therein; and
- (5) Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

The applicant, Gin Lieu, is requesting design review approval for an exterior remodel with increased square footage and a Master Sign Program for an existing multi-unit commercial building located at 2328 South Garfield Avenue. The subject property is located on the east side of the South Garfield Avenue, between Riggan Street and Pomona Boulevard.

Property Description

The property is zoned N-S (Neighborhood Shopping) and designated Commercial in the General Plan. The project consists of two separate lots totaling 14,417 square feet in size. The property is surrounded by commercially zoned lots to the north, south, and west and residentially zoned lots to the east.

The property is currently developed with a one-story multi-unit (5-units) commercial building and its related parking to the north and rear of the property. The property is accessible from South Garfield Avenue. The applicant is proposing to remodel the building exterior, add new outdoor dining areas, a new master sign program and plant new landscaping on the property.

Project Description

The building height to the top plate will remain at 14 feet and the parapet wall will be increased to 20 feet to the highest point at the northwestern portion of the building. The increase in parapet height is less than the maximum building height of 28 feet allowed in the N-S Zone. The building will require 19 parking spaces and 19 spaces will be provided. The existing building is positioned towards the front (west) portion of the lot with the parking area located on the rear area of the lot and on the adjacent lot to the north. As part of the exterior remodel the applicant is proposing to combine Units A and B into one unit, demolish approximately 27 square feet of front (west) elevation and add 40 square feet to the rear of Unit A and add 17 square feet to the front (west) elevation of Unit B.

Architecture

The proposed architectural style will be modern. The existing building is rectangular shaped with horizontal and vertical articulations. The proposed building elevations will consist of smooth sand finish stucco walls painted in a white (Omega White-Sand Finish Stucco) color. The west elevation of the combined Units A-B will be redesigned to include new store front windows with grid lines (Kawneer "Encore" Thermal Framing System – Bronze Finish). The new store front windows along with the existing store front window frames will be painted in a bronze color to compliment the main building color. On the north side elevation the applicant is proposing an outdoor waiting area that will be comprised with landscaped planters and a series of wood benches that will be stained in a brown (Behr: Russet SC-117) color to match the trellis in the outdoor dining area. A new primary outdoor dining area will be provided on the north side elevation and a secondary outdoor dining area will be provided on the front (west) elevation. The north side outdoor dining area will be enclosed with a 3 foot high decorative combination stucco base with steel cable railing system and include wooden landscaped planters. The north side outdoor dining area will also feature a decorative wood open beam trellis stained in a brown (Behr: Russet SC-117) color. The secondary outdoor dining area on the front (west) elevation will be partially enclosed with a 3 foot high aluminum frame with steel cable railing system. Access to the units A-B will be provided via a main entrance on the north side elevation of the building. New decorative light fixtures with a bronze finish color (Lumiere "Westwood" 912-2) will be provided along the front (west) and north side elevations to compliment the architectural design of the building. As part of the exterior remodel the existing trash enclosure will have the same stucco finish and color as the exterior building walls. A condition of approval has been included to require the trash enclosure corrugated steel cover be painted in a brown (Behr: Russet SC-117) color to match the trellis.

Landscaping

According to the landscape plan, the existing landscape areas are located along the four boundaries of the lot, and distributed in the surface parking area. The existing landscape planters within the parking lot area will be planted with a combination of drought tolerant landscape species that include Olive trees, a combination of Agave

plants and Chalk Fingers succulents. A condition of approval has been included to require minimum 24-inch box size Olive trees and Chalk Finger succulents be planted with the landscaped areas. Additionally, the landscaped planter area located on the north west corner of the lot between the west property line and the parking lot area will be conditioned to include minimum 5-gallon size shrubs that must be 3 feet tall to provide a natural screen to the parking area, per MPMC § 21.22.280.

The new planter boxes located around the outdoor dining area will be planted with 18-inch high Horsetail plants to complete the planting schemes and will provide a natural green screen between the outdoor dining area and the parking lot area. The waiting area will include four 15-gallon size Olive trees within the planter boxes. In addition, two new double-sided freestanding shoebox light poles will be provided within the parking area. The landscaped areas will include a pop-up irrigation system throughout. Staff recommends that a drip irrigation system be installed within the planter boxes around the outdoor dining and waiting areas. The drip irrigation system plan that clearly portrays the locations, coverage and specifications of the permanent automatic irrigation system must be included in the plan according to MPMC § 21.22.270.

Mechanical Equipment

All the air condenser units and the exhaust fan and mechanical equipment will be roof-mounted and screened by the proposed roof parapet walls and a 36-inch high screening system (Willard Shutter – EconoSpan Flat Horizontal picket) painted brown (Dunn Edwards DE6098-Burns Cave) with a graffiti barrier coat (Okon).

Master Sign Plan

According to MPMC § 21.24.580, a Master Sign Plan is required for any new or existing commercial project with three or more units involving exterior remodels. The Master Sign Plan must address the size, location, number, and design of all proposed signs, but need not show the actual sign copy. The applicant is requesting approval for a new Master Sign Program for the building. The new Master Sign Program will include primary wall signage for Units A-E and a secondary wall sign for Unit A. Each unit will be limited to a primary wall sign to be located above the store front windows on the front (west) elevation and Unit A will have a secondary wrap around sign along the north side elevation. The signs will be comprised of .080 inch thick and 20-inch high aluminum panels with mill finished routed out letters and numbers and no backing. The new signs panels will have white LED lighting that will be installed behind the aluminum panels to create an internally-illuminated (front and back) “halo” effect.

The primary wall signs maximum sign area will be limited to 75% of the linear width of each unit and the maximum sign area for the secondary sign for Unit A will be limited to 50% of the linear width of the north side elevation of the building. The maximum height for the routed out sign text will be 16 inches and will be limited to a single row of text. The wall sign panels for the combined Units A-B will be placed at a maximum height of 15 feet and 11 feet for Units C-E measured from the ground floor to the top of the sign panels. The sign specifications including the size, location, number, and design for each

unit are further illustrated in the master sign program.

According to MPMC § 21.24.600, to approve a master sign plan, the Design Review Board must make the following findings:

- (A) The master sign plan complies with the purpose of the signage chapter, including the sign design guidelines;

The proposed master sign plan complies with the purpose of the signage chapter because it encourages the effective use of the signs as a means of communication in the City. The master sign plan also encourages signs that are integrated with and harmonious in size, design, style, material, and appearance to the buildings and sites, which they are occupy and surround. Lastly, the master sign plan will enable the fair and consistent enforcement of these sign restrictions.

- (B) Proposed signs enhance the overall development and are in harmony with other signs included in the plan with the structures they identify and with surrounding development;

The proposed signs will enhance the overall development and are in harmony with other signs included the master sign plan.

- (C) The master sign plan contains provisions to accommodate future revisions that may be required because of changes in use or tenants;

The proposed master sign plan contains provisions to accommodate further revisions that may be required because of changes in use or tenants.

- (D) The master sign plan complies with the standards of the signage chapter, except that flexibility is allowed with regard to sign area, number, location, and/or height to the extent that the master sign plan will enhance the overall development, achieve superior quality design, and will more fully accomplish the purposes of this chapter.

The proposed master sign program complies with the standards of the signage chapter because the sign plan follows the criteria set in the signage chapter.

CONCLUSION:

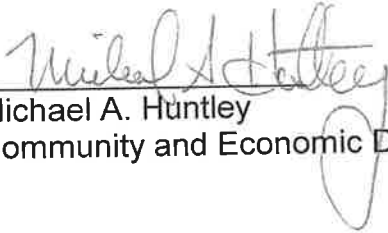
Staff reviewed the application and believes the proposed exterior remodel with increase in square footage and Master Sign Program are appropriately designed for the site and compatible with the surrounding commercial properties, with the recommended conditions. The proposed architectural style is modern. There are varying architectural features and exterior finishes that help to break up the building walls.

OTHER ITEMS:

Environmental Assessment

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under § 15301 Class 1 categorical exemption (Existing Facilities) and § 15311, Class 11(a) (Accessory Structures) for the installation of an on-premise sign.

Respectfully submitted,



Michael A. Huntley

Community and Economic Development Director

Attachments:

- Exhibit A: Conditions of Approval
- Exhibit B: Site, floor, and elevation plans
- Exhibit C: Color elevations
- Exhibit D: Master Sign Program
- Exhibit E: Landscape Plan
- Exhibit F: Site photographs



Design Review Board Staff Report

DATE: February 16, 2016

AGENDA ITEM NO: 2-B

TO: Design Review Board

FROM: Michael A. Huntley, Community and Economic Development Director

BY: Jimmy Wong, Planning Intern

SUBJECT: Addition to single-family residential dwelling greater than 2,000 square feet – 1191 Branham Street (DRB-16-02)

RECOMMENDATION:

It is recommended that the Design Review Board consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approve the requested Design Review Board (DRB-16-02) application, subject to conditions of approval contained therein; and
- (5) Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

The applicant, Victor Aguilar, is requesting design review approval for a residential addition that will result in a total square footage of 2,000 square feet or more. The property is located on the north side of Branham Street, between Tedford Way and William Street. The lot is 5,350 square feet in size, and is currently developed with a 1,967 square feet two-story single-family dwelling with an attached 2-car garage. The property is zoned R-1 (Single-Family Residential) and is designated LDR (Low Density Residential) in the General Plan.

To the north, south, east and west are single-family residential properties. The design and character of the surrounding residential dwellings are a combination of mid-century and contemporary architectural styles, consisting of single and two-story dwellings with attached 2-car garages built in the 1950's.

Project Description

The proposed project includes a 646 square second floor addition to an existing two-story single-family dwelling and interior remodel. The total living area will be 2,633 square feet. Based on the lot area of 5,350 square feet, the maximum living area that can be built is 2,675 square feet. The building height of the dwelling will remain at 21 feet 6 inches. The R-1 zone allows for a maximum building height of 30 feet. The

proposed addition will meet the required first floor setbacks of 5 feet from the interior side (east and west), second floor setback of 10 feet from interior side (east and west), 25 feet from the front (south), and 25 feet from the rear (north) property lines.

The square footage of the first floor will remain the same. According to the floor plan, the applicant proposes to remove two existing bedrooms on the first floor to expand the existing living room, kitchen, and dining area. The first floor will include a living room, kitchen, dining area, one bedroom with a bathroom, and laundry room with a one fourth bathroom. The proposed 646 square feet second floor addition will allow for the relocation of the two bedrooms removed from the first floor and a new bathroom. The second floor will include 2 bedrooms, a bathroom, a bedroom with a bathroom and walk-in closet, and a covered balcony.

Architecture

The existing house was built in 1953 and has a contemporary architectural style. The applicant is proposing to keep the same architectural style and remodel some elements of the exterior. The applicant is proposing to remove the existing second floor corner coins, remove the second floor under eave molding, and remove the two unpermitted side gate toppers. A condition has been included requiring any damages caused to the exterior building finish resulting from the removal of the corner coins and under eave molding to be patched and repaired to match the building exterior finish. The second floor addition will receive the same cream color smooth stucco finish (La Habra – 55 French Vanilla) treatment as the existing dwelling.

The addition will have a tile gable roof design that is consistent with the tile roof design of the existing dwelling. The color of the roof tile will be red (Santafe Roof Tiles, Mission Barrel Profile) matching existing tile. The fascia boards will be painted a cream color (Valspar Trim Paint, Canterbury Cream V163) matching the existing fascia. The applicant is proposing to use dual pane white vinyl frame windows (Jeld-Wen Vinyl Windows) with grid lines to match the existing windows. The window moldings will have a smooth stucco finish in a cream color (Valspar Trim Paint, Canterbury Cream V163) to match existing window moldings. An existing first floor window on the north elevation will be converted to a new white vinyl framed sliding glass door (Masterpiece Composite).

Landscaping

No alternations are proposed to existing landscape and irrigation system. The current landscaping includes variety of drought tolerant plants such as palm trees and flowering shrubs. A condition of approval has been included to maintain the current landscaping and irrigation system.

CONCLUSION:

Staff reviewed the application and believes the proposed addition and exterior remodel of the dwelling are appropriately designed for the site and compatible with the surrounding residential neighborhood, with the recommended conditions. The proposed

architectural style is a contemporary architectural style, which fits within the character of the neighborhood.

Environmental Assessment

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under § 15303, Class 3 (New Construction or Conversion of Small Structures).

Respectfully submitted,



Michael A. Huntley
Community and Economic Development Director

Attachments:

- Exhibit A: Conditions of Approval
- Exhibit B: Site, floor, and elevation plans
- Exhibit C: Color elevations
- Exhibit D: Existing site photographs

EXHIBIT A

Conditions of Approval

CONDITIONS OF APPROVAL:

1. All work performed must be in substantial conformance with the plans date-stamped November 25, 2015, unless changed by any of the succeeding conditions. Future modifications that are not in substantial conformance, as determined by the Planner, shall require modification of this approval subject to the provisions of MPMC § 21.36.120.
2. Quality of all finished work shall be per planner's approval before approval from Planning on building permit final.
3. The property must be kept free of trash and debris at all times.
4. The applicant/property owner must sign and have notarized an affidavit acknowledging acceptance of the conditions of approval and return it to the Planning Division within 30 days of the effective date of this approval, or prior to the issuance of Planning's stamp of approval for building permit.
5. This approval is for a 646 square foot second story addition and interior remodel and is not an approval of building permits, which must be applied for separately with the Building Division.
6. A complete copy of these conditions, as approved, shall be listed on the second sheet of plans submitted for a building permit pertaining to this project.
7. All conditions of this approval shall be complied with prior to issuance of Planning Division's final approval for building permits.
8. Decision by the Board will be finalized 15 days after the date of the meeting. Appeal of the Board's decision must be submitted on appropriate forms to the City Clerk prior to midnight of the fifteenth day. After the fifteen days are barring an appeal, you may submit your plans for approval and apply for permits.
9. At the time of plan check, the site plan must show the location of the HVAC condenser unit. The HVAC condenser unit must be located in the rear or interior side yard screened from public view and must be located 25 feet from any opening in a residential building on an adjoining lot.
10. All landscaped areas and existing irrigation system must be properly maintained at all times.
11. The plan check elevation plans must show roof drainage, such as gutters and downspouts painted to match the fascia boards, subject to the review and approval of the Planner.
12. The windows and doors specifications, including dimensions, materials, style, trim material, and colors, must be included in the plan submitted for construction plan check.

13. Any damages caused to the exterior building finish resulting from the removal of the corner coins and under eave molding must be patched and repaired to match the building exterior finish.



Design Review Board Staff Report

DATE: February 16, 2016

AGENDA ITEM NO: 2-C

TO: Design Review Board

FROM: Michael A. Huntley, Community and Economic Development Director

BY: Harald Luna, Assistant Planner

SUBJECT: New 2-story single-family residential dwelling with an attached 3-car garage – 332 Ynez Avenue (DRB-16-03).

RECOMMENDATION:

It is recommended that the Design Review Board consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approve the requested Design Review Board (DRB-16-03) application, subject to conditions of approval contained therein; and
- (5) Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

The applicant, Tony Liang and Arisa Lee, are requesting design review approval for the construction of a new 3,500 square foot 2-story single-family residential dwelling with an attached 3-car garage. The property is located on the east side of Ynez Avenue between Newmark Avenue and Park Avenue. The property is zoned R-1 (Single-Family Residential) and is designated LDR (Low Density Residential) in the General Plan.

Site Analysis

To the north, south, east and west are single-family residential zoned properties with single-family residential dwelling units. The design and character of the surrounding residential dwellings consist of the mid-century tract architectural styles, consisting of single-story residential buildings with detached garages built in the late 1940's. The subject and adjacent properties are on relatively flat land. The subject property is currently developed with an 896 square foot one-story single-family residential dwelling and an attached one-car garage built in 1940.

Project Description

The applicant is proposing to demolish the existing single-family dwelling including the attached one-car garage and construct a 3,500 square foot two-story single-family residential dwelling with an attached 633 square foot 3-car garage. The subject site has a total lot area of 10,264 square feet. The total living area will be 3,500 square feet. Based on the lot area of 10,264 square feet, the maximum living area that can be built is 35% or 3,592 square feet.

The R-1 zone allows for 2-stories with a maximum building height of 30 feet. The proposed dwelling will be 2-stories (25 feet 2 inches) in height. The proposed residential dwelling will be setback 35 feet from the front (west) property line. The dwelling will meet the required 25 foot rear (east) yard setback, the required 5 foot side (north and south) setback areas for the first floor, and 10 foot side setback areas for the second floor.

According to the floor plans, the first floor will have a living and dining room, kitchen, two bedrooms with bathrooms, a laundry room, front porch, and an attached 3-car garage. The second floor will have three bedrooms with two bathrooms, a master bedroom with a bathroom, walk-in closet, and a covered patio. Single-family residential dwellings with 5 bedrooms or more and over 3,000 square feet of living area require 3 enclosed garage parking spaces. Based on the number of bedrooms and total living area, the 2-story single-family residential dwelling will provide a 3-car garage. Access to the 3-car garage will be provided by a new 16-foot wide decorative stamped concrete driveway that will take direct access from Ynez Avenue.

Architecture

The proposed architectural style is a contemporary architectural style. While, the architectural style of the surrounding residential neighborhood has a variety of non-descriptive architectural styles, contemporary is not uncommon throughout the city. Also, within the vicinity of the subject property there are newer developments that have contemporary styles with similar exterior finishes and roofing materials which will be consistent with the proposed architectural style. The proposed building elevation walls consist of a combination of stucco walls (La Habra Stucco with medium finish. Base 100-20/30) painted in an off-white color (Dunn Edwards: DE 6268 Pearly Star), and stone veneer siding (Heritage Stack Stone Panel: Cinnamon Color). The stone veneer will be used as an accent on the bottom portion of the front elevation that wraps to the north and south elevations.

The first and second floors of the dwelling will have a hip roof design at varying heights. The roof will have dark grey color light weight concrete roof tiles with a flat design to emulate composition shingle roofing (Eaglelite Tiles: 5699 Charcoal Range – Gray Range ICC No. ESR-1900). The first and second floor roof eaves will have wood fascias that will be painted in a white color (Dunn Edwards: DEW380 White). The rain gutters and downspouts will be painted in a white color (Dunn Edwards DEW384 Snow Flake) to compliment the exterior colors of the dwelling.

The applicant is proposing to use dual pane white vinyl frame windows with grids. The window trims will be stucco treated painted white (Dunn Edwards: DEW380 White). The decorative main entry doors will be comprised of a double set of decorative wood doors painted in a dark brown color with divided lights (Main Door Model#SH-706-ATQ-PH: Craftsman Collection, 6 divided lights: Dark Brown). The garage door will be a sectional decorative metal door painted in a dark brown color (Amarr Hillcrest. HI1000 Recessed Door Panel: Long Panel Stockton window: Dark Brown). Decorative wall light fixtures will be incorporated into the design on the first floor of the dwelling that will have a contemporary vintage design (Hampton Bay Model #DYX1691A: Oil Rubbed Bronze wall Lantern) to compliment the architectural design of the dwelling.

Landscaping

As part of the new construction of the 2-story single-family residential dwelling, the property will include new landscaping within the front yard area. The proposed landscaping will consist of a mixture of plants and groundcovers. The proposed plants and groundcovers will include 5-gallon minimum size Flax, Gold Stripe Flax Lily, Common Yarrow, Eye Grass, Pacific Coast Iris, Thymus Serpyllum, and black mulch wood chips. Although no new irrigation system is proposed staff has conditioned the project to have the applicant/property owner provide a water efficient drip irrigation system to minimize water run-off.

Furthermore, the applicant is proposing new 6-foot high concrete block walls adjacent to the north, south and east (rear) property lines. The proposed block walls that are located between the side property lines and the residential dwelling and that face the public rights-of-way will have a stucco finish that will be painted off-white (Dunn Edwards: DE 6268 Pearly Star) to match the single-family dwelling. The wrought iron gates will be painted in a dark brown color to match the front main entry door of the dwelling.

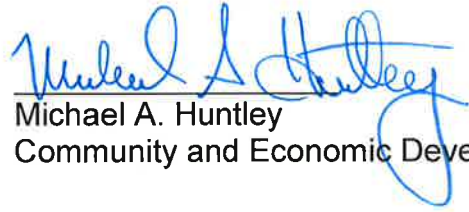
CONCLUSION:

Staff reviewed the application and believes the proposed 2-story residential single-family residential dwelling with an attached 3-car garage is appropriately designed for the site and compatible with the surrounding residential neighborhood, with the recommended conditions. The proposed architectural style is a contemporary architectural style that incorporates exterior building finishes and colors, which fits within the character of the neighborhood.

Environmental Assessment

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under § 15303, Class 3 (New Construction or Conversion of Small Structures).

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Michael A. Huntley", is written over a horizontal line.

Michael A. Huntley
Community and Economic Development Director

Attachments:

- Exhibit A: Conditions of Approval
- Exhibit B: Site, floor, elevation, roof and landscape plans
- Exhibit C: Color elevations
- Exhibit D: Existing site photographs

EXHIBIT A

Conditions of Approval

CONDITIONS OF APPROVAL:

1. All work performed must be in substantial conformance with plans date-stamped February 9, 2016, unless changed by any of the succeeding conditions. Future modifications that are not in substantial conformance, as determined by the Planner, shall require modification of this approval subject to the provisions of MPMC § 21.36.120.
2. Quality of all finished work shall be per planner's approval before approval from Planning on building permit final.
3. The property must be kept free of trash and debris at all times.
4. The applicant/property owner must sign and have notarized an affidavit acknowledging acceptance of the conditions of approval and return it to the Planning Division within 30 days of the effective date of this approval, or prior to the issuance of Planning's stamp of approval for building permit.
5. This approval is for a 3,500 square foot 2-story single-family residential dwelling with an attached 633 square foot 3-car garage and is not an approval of building permits, which must be applied for separately with the Building Division.
6. A complete copy of these conditions, as approved, shall be listed on the second sheet of plans submitted for a building permit pertaining to this project.
7. All conditions of this approval shall be complied with prior to issuance of Planning Division's final approval for building permits.
8. Decision by the Board will be finalized 15 days after the date of the meeting. Appeal of the Board's decision must be submitted on appropriate forms to the City Clerk prior to midnight of the fifteenth day. After the fifteen days are barring an appeal, you may submit your plans for approval and apply for permits.
9. The HVAC Condenser unit must be located in the rear or interior side yard screened from public view and must be located 25 feet from any opening in a residential building on an adjoining lot.
10. All Landscaped areas must be properly maintained at all times.
11. An irrigation plan must be submitted as part of the plan check submission. The irrigation plan must show the use of a drip irrigation system within the landscape planter areas, subject to the review and approval of the Planner. The drip irrigation system must be installed and operating prior to final inspection.